

## **NOTICE OF PUBLIC HEARING**

**THIS IS TO NOTIFY YOU THAT THE CITY OF TILLAMOOK HAS PROPOSED LAND USE ZONE CHANGES THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.**

NOTICE TO MORTGAGEE LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

There will be a legislative public hearing held on the proposal brought before the Tillamook City Council on **July 15, 2019 at 7:00 PM at the Tillamook County Emergency Communication District Stan Sheldon Board Room at 2311 3<sup>rd</sup> Street, Tillamook OR.**

The following changes are proposed:

### **Rezoning the following 3 properties Zone Designation:**

- 1) Land – *a portion of the parcel fronting 3<sup>rd</sup> Street*, 1S 10W 2500 Tax Lot 00400, from Zone designation from O-S to R-0;
- 2) Land - *parcel on Front Street*, 1S 10W 25AD Tax Lot 00501, from zone designation L-I to C-C;
- 3) Land - *between Main Avenue and Pacific Avenue* including 1S 9W 30BC Tax Lots 00400 & 00500 from zone designation C-C to P.



The proposed code amendments pertain to the following code sections: 151.01 Street Naming, 151.99 Penalty, 153.016(2) Central Commercial Uses Permitted Outright, 153.051(5)(F)(4), Site Plan Development Standards and Requirements, Utility Standards, 153.051(10)(L), Site Plan Development and Requirements, Existing Streets, 153.053(14)(J), Exempt Signs and Temporary Signs, New Section 153.053(14)(L), Exempt Signs and Temporary Signs, 153.053(10)(A), Dumpster Standards, 153.072(3)(K), Land Divisions, (Partitions, Subdivisions) Partitioning, 153.072(4)(C)(3), Land Divisions, (Partitions, Subdivisions) Submittal Requirements, 153.073 Site Plan Review, Criteria, Changes to Definition Section, and the above Zoning Map Changes.

*In 1998, Oregon voters passed a law known as Measure 56. This law requires a notice be mailed to landowners when a change in land-use laws is proposed. Measure 56 requires the City of Tillamook to use the wording below in all such notices.*

*The City of Tillamook has determined that the adoption of the proposed zone changes may affect the permissible uses of your property, and other properties in the proposed rezone, and may change the value of your property per ORS 227.186. The City of Tillamook does not know how these zone changes may affect the value of your property, if at all.*

The City of Tillamook City Council is considering the proposed zone changes, code text changes, and amendments to the Tillamook City Comprehensive Plan Map and Zoning Map.

The proposed zone changes are available for inspection at the Tillamook City Hall (located at 2211 3<sup>rd</sup> - Street Suite A). A copy of the associated exhibits can be viewed at [www.tillamookor.gov](http://www.tillamookor.gov), and also are available for purchase at a cost of \$0.25 per page at the City Hall. Please allow one week for mailing.

For additional information concerning the proposed zone changes and amendments to selected sections of the Tillamook City Comprehensive Plan, you may call the City Manager at 503-374-1829. Please leave your name, a daytime phone number, and a property location, such as an address.

**HOW TO PARTICIPATE OR SUBMIT COMMENTS:** Written comments should be directed to the City Manager or submitted during the public hearing on July 15, 2019. Any interested party may testify at the hearing or submit written testimony at or prior to the hearing. Written comments will be accepted until the close of the public hearing. Oral statements and testimony must be given at the public hearing.

**You are receiving this notice because you own property that could be impacted by this proposal.**

**APPLICABLE REVIEW/APPROVAL CRITERIA:** Applicable criteria include but are not limited to: City of Tillamook Code of Ordinance, §153.071, Amendment Criteria. These criteria also require compliance with the applicable Statewide Planning Goals and Oregon Administrative Rules, 660-008, 660-009, 660-012, 660-015, and Oregon Revised Statutes 197.250.